

1 BILL NO. R-83-11-37

2 SPECIAL ORDINANCE NO. R-115-83

3 A DECLARATORY RESOLUTION confirming,  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

12 Part of Block 36, Interstate Industrial  
13 Park, Section 1, an Addition to the  
14 City of Fort Wayne, Indiana, more parti-  
15 cularly described as follows: to wit:

16 Beginning at the intersection of the  
17 East line of Executive Boulevard with  
18 the South line of Block 36, Interstate  
19 Industrial Park, Section "I"; thence  
20 North 00 degrees 00 minutes East, along  
21 said East line, 65.9 feet to the North  
22 line of Research Drive; thence North  
23 90 degrees 00 minutes West, on and  
24 along said North line, 1158.0 feet to  
25 the East line of a Railroad Spur; thence  
26 North 00 degrees 51 minutes West, on and  
27 along said Rail Road Spur East line,  
28 374.6 feet to the North line of said  
29 Block 36; thence South 89 degrees 54  
30 minutes East, on and along said North  
31 line, 1137.8 feet to the centerline of  
32 Spy Run Creek; thence Southeasterly,  
33 on and along the centerline of said  
Creek, as follows:

South 57 degrees 30 minutes East, a  
distance of 33.3 feet  
South 67 degrees 06 minutes East, a  
distance of 123.9 feet  
South 59 degrees 28 minutes East a  
distance of 103.1 feet  
South 49 degrees 04 minutes East, a  
distance of 89.7 feet  
South 29 degrees 20 minutes East, a  
distance of 91.7 feet  
South 40 degrees 36 minutes East, a  
distance of 93.1 feet  
South 47 degrees 18 minutes East, 162.7  
feet to the South line of said Block  
36, said South line being also the  
North line of Section "D", in said  
Interstate Industrial Park; thence  
North 90 degrees 00 minutes West on  
and along said South line, 498.1 feet  
to the point of beginning;

1 Page Two

2  
3 said property more commonly known as 1818 Research Drive, Fort  
4 Wayne, Indiana, with street boundaries of Interstate Industrial  
5 Park.

6 WHEREAS, recommendations have been received from the  
7 Committee on Finance and the Department of Economic Development  
8 concerning said Resolution;

9 WHEREAS, notice of the adoption and substance of said  
10 Resolution has been published in accordance with I.C. 5-3-1 and  
11 a public hearing has been conducted on said Resolution;

12 WHEREAS, if said Resolution involves an area that has  
13 already been designated an allocation area under I.C. 36-7-14-39,  
14 the Fort Wayne Redevelopment Commission has adopted a Resolution  
15 approving the designation.

16 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
17 THE CITY OF FORT WAYNE, INDIANA:

18 SECTION 1. That, the Resolution previously designating  
19 the above described property an "Economic Revitalization Area" is  
20 confirmed in all respects.

21 SECTION 2. That, the above described property is here-  
22 by declared an "Economic Revitalization Area" pursuant to I.C. 6-  
23 1.1-12.1, said designation to begin on the effective date of this  
24 Resolution and continue for one (1) year. Said designation shall  
25 terminate at the end of that one (1) year period.

26 SECTION 3. That this Resolution shall be in full force  
27 and effect from and after its passage and any and all necessary  
28 approval by the Mayor.

29  
30 APPROVED AS TO FORM  
31 AND LEGALITY

\_\_\_\_\_  
Councilmember

32 Bruce O. Boxberger  
Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by Jim Jantz, seconded by Steve, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on December, the 13th day of 1983, at 7:30 o'clock P.M., E.S.T.

DATE: 11-22-83

CITY CLERK

Read the third time in full and on motion by Jim Jantz, seconded by Steve, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BRADBURY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BURNS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GIAQUINTA</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHOMBURG</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCRUGGS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 12-13-83

Sandra E. Kennedy  
- CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE, (RESOLUTION) NO. 3-115-83 on the 13th day of December, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy  
CITY CLERK

Ray A. E. E. E.  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of December, 1983, at the hour of 1:00 o'clock P.M., E.S.T.

Sandra E. Kennedy  
CITY CLERK

Approved and signed by me this 15th day of December 1983, at the hour of 3 o'clock P.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR. - MAYOR



NO.

182

9-2

1983

RECEIVED FROM

Community Dev. Corp.

Fifty &amp; 00/100

DOLLARS

Account Total \$

50.00

Amount Paid \$

50.00

Balance Due \$

S.K.P.M.

THE EFFICIENCY LINE AN AMPAD PRODUCT

COMMUNITY DEVELOPMENT  
CORPORATION OF FORT WAYNE

% DEPARTMENT OF ECONOMIC DEVELOPMENT

ROOM 840

CITY COUNTY BUILDING  
FORT WAYNE, INDIANA 46802

1055

September 2 1983

71-19  
749DAY  
TO THE  
ORDER OF

City Clerk

\$ 50.00

\*\*Fifty and 00/100--

DOLLARS

FORT WAYNE  
NATIONAL BANK  
FORT WAYNE • INDIANA 46802

Micro Source

FOR Tax abatement application fee

Barbara B. Daniel  
James W. Park

⑈001055⑈ ⑆1074900194⑆04⑈982⑈106⑈2⑈

APPLICATION FOR CONSIDERATION FOR  
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 1818 Research Drive, Fort Wayne  
Street Boundaries (if applicable)  
Interstate Industrial Park
2. Legal Description of Property  
see attached Exhibit A
3. Township Washington
4. Taxing District City of Fort Wayne
5. Current Zoning District M-2  
(General)
6. Variance Grant (if any) not applicable
7. Owner(s) Community Development Corp. of Fort Wayne (CDC)
8. Address of Owner(s) Room 840  
City-County Bldg.  
Fort Wayne, IN 46802
9. Telephone Number (219) 427-1127
10. Agent of Owner (if any)
11. Address
12. Telephone Number
13. Relationship of Agent to Owner
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) -----
15. Current Use of Property
  - (a) How is property presently used? vacant warehouse/distribution facility
  - (b) What structure(s) (if any) are on the property? 64,000 sq. ft. Brunswick Bldg.  
13 acres of land
  - (c) What is the condition of this structure/these structures? excellent
16. Current Assessment on Land and Improvements
  - (a) What is the amount of latest assessment? land-\$27,200  
Improvement \$110,300
  - (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) \$12,641.59

17. Description of Project The CDC will acquire the property and renovate the bldg. The tenant, Micro Source, will also perform leasehold improvements. Micro Source will also install new equipment.

Improvements - \$475,000  
Machinery - \$1,125,000  
Bldg. acquisition \$1,400,000

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? September, 1983

(b) When is completion expected? November, 1983

19. Cost of project (not including land cost)

see #17

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? 200 within 1 year

(b) What kind of work will employees be engaged in? assembly, clerical, computer technicians

(c) How many jobs new to Fort Wayne will be created as a result of project completion? 200-600

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) none

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The Brunswick Bldg. and accompanying 13 acres of land have been vacant for the past 2 years. The primary reason for this vacancy has been the declining economy of the Fort Wayne area. Tax abatement is needed to induce Micro Source to lease the facility from CDC.

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? Yes, building has been vacant for 2 years.

(b) Will the project improve or replace a deteriorated or obsolete structure? -----



(c) Will the project preserve a historically or architecturally significant structure? -----

(d) Will the project contribute to the conservation and/or stability of a neighborhood? -----

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? -----

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

\_\_\_\_ Yes        X   No

25. Financing on Project

What is the status of financing connected with the project?  
secured

I hereby certify that the information and representations on this Application are true and complete.

Barbara B. Daniel  
Signature(s) of Owner(s)

Barbara Daniel, President  
Community Development Corp.

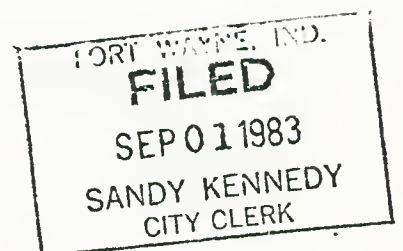
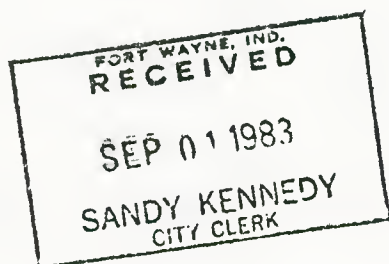
September 1, 1983  
Date

EXHIBIT A

Part of Block 36, Interstate Industrial Park, Section I, an Addition to the City of Fort Wayne, Indiana, more particularly described as follows: to wit:

Beginning at the intersection of the East line of Executive Boulevard with the South line of Block 36, Interstate Industrial Park, Section "I"; thence North 00 degrees 00 minutes East, along said East line, 65.9 feet to the North line of Research Drive; thence North 90 degrees 00 minutes West, on and along said North line, 1158.0 feet to the East line of a Railroad Spur; thence North 00 degrees 51 minutes West, on and along said Rail Road Spur East line, 374.6 feet to the North line of said Block 36; thence South 89 degrees 54 minutes East, on and along said North line, 1137.8 feet to the centerline of Spy Run Creek; thence Southeasterly, on and along the centerline of said Creek, as follows:

South 57 degrees 30 minutes East, a distance of 33.3 feet  
South 67 degrees 06 minutes East, a distance of 123.9 feet  
South 59 degrees 28 minutes East, a distance of 103.1 feet  
South 49 degrees 04 minutes East, a distance of 89.7 feet  
South 29 degrees 20 minutes East, a distance of 91.7 feet  
South 40 degrees 36 minutes East, a distance of 93.1 feet  
South 47 degrees 18 minutes East, 162.7 feet to the South line of said Block 36, said South line being also the North line of Section "D", in said Interstate Industrial Park; thence North 90 degrees 00 minutes West, on and along said South line, 498.1 feet to the point of beginning.





BILL NO. R-83-11-37

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
ORDINANCE A DECLARATORY RESOLUTION confirming the designation of  
an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

*Mark E. Giaquinta*

JAMES S. STIER, VICE CHAIRMAN

*James S. Stier*

JANET G. BRADBURY

*Janet G. Bradbury*

SAMUEL J. TALARICO

*Samuel J. Talarico*

DONALD J. SCHMIDT

*Donald J. Schmidt*

*Concurred  
12-13-83*

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-83-1137

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the design-

nation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

Said property more commonly known as 1818 Research Drive, Fort

Wayne, Indiana, with street boundaries of Interstate Industrial Park.

EFFECT OF PASSAGE 200-600 new jobs will be created for the community.

Presently vacant warehouse/distribution facility will be renovated  
and utilized.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Improvements - \$475,000.00

Machinery - \$1,125,000.00; Bldg. acquisition - \$1,400,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



# The City of Fort Wayne

B-8311-38

November 22, 1983

Ben Eisbart, President  
Fort Wayne Common Council  
One Main Street  
Fort Wayne, IN 46802

Re: Tax Abatement Application For Community Development  
Corporation

Mr. Eisbart:

On September 2, 1983, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 1818 Research Drive as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

## Action

The Department of Economic Development conducted a staff review of the project on November 21, 1983. A formal review of the site and an interview with Mr. Karl Bandemer was conducted.

## Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"See Attached Legal Description"

as an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.



Ben Eisbart  
November 22, 1983  
Page 2


Rationale

The above stated recommendation is based upon the following rationale:

1. lack of recent development
2. cessation of growth in recent years
3. improve the physical appearance of industrial park and the City
4. the increase of employment by 200-600 jobs is a definite plus for the unemployed people of the City of Fort Wayne during our depressed economic state

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,

  
James D. Partin  
Business Planning Specialist  
Department of Economic Development

hjk



# The City of Fort Wayne

November 23, 1983

Ms. Mary Gabet  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Gabet:

Please give the attached full coverage on the date of November 26, 1983, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Resolution Nos. R-83-11-35 &  
R-83-11-36  
Revitalization Area

Resolution Nos. R-83-11-38 &  
R-83-11-37  
Revitalization Area

Resolution Nos. R-83-11-39 &  
R-83-11-40  
Revitalization Area

Resolution Nos. R-83-11-42 &  
R-83-11-41  
Revitalization Area

Please send us 4 copies of each of the above the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely,

Sandra E. Kennedy  
City Clerk

SEK/ne

ENCL: 4

An Equal Opportunity Employer  
One Main Street, Fort Wayne, Indiana 46802

Notice of Public Hearing

Fort Wayne

Common Council

(Resolutions No. R-83-11-38 and R-83-11-37 )

Notice is hereby given that the Common Council of  
the City of Fort Wayne, Indiana, approved a Resolution on  
November 22, 1983 designating property at 1818 Research Drive  
date address  
Fort Wayne, IN an Economic Revitalization Area.

A description of the affected area can be inspected in the  
County Assessor's Office.

Common Council will conduct a public hearing on  
whether the above described resolution should be confirmed,  
modified and confirmed or rescinded on Tuesday, December 13, 1983 - 7:30 P.M.  
date, time & place  
Room 128 - City-County Bldg. Fort Wayne, IN. If confirmed, said designation  
shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be  
heard at the public hearing.

Sandra E. Kennedy  
City Clerk



PUBLISHER'S CLAIM

LINE COUNT	
Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines	
Head number of lines	4
Body number of lines	22
Tail number of lines	2
Total number of lines in notice	28

COMPUTATION OF CHARGES	
28 lines, 1 columns wide equals 28 equivalent lines at .215¢ cents per line	\$ 6.02
Additional charge for notices containing rule or tabular work (50 per cent of above amount)	
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra	1.00
TOTAL AMOUNT OF CLAIM.	\$ 7.02

DATA FOR COMPUTING COST	
Width of single column 9.6 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Nov. 26, 19 83 Title.....CLERK

Form 904

Notice of Public Hearing  
Fort Wayne Common Council  
(Resolutions No. R-83-11-38  
and R-83-11-37)  
Notice is hereby given that the  
Common Council of the City of Fort  
Wayne, Indiana, approved a Resolu-  
tion on November 22, 1983 desig-  
nating property at 1818 Research  
Drive, Fort Wayne, IN an Economic  
Revitalization Area. A description of  
the affected area can be inspected in  
the County Assessor's Office.  
Common Council will conduct a  
public hearing on whether the above  
described resolution should be con-  
firmed, modified and confirmed or  
rescinded on Tuesday, December  
13, 1983, 7:30 p.m., Room 128,  
City-County Bldg., Fort Wayne, IN. If  
confirmed, said designation shall  
continue for one (1) year after  
confirmation.  
All interested persons are invited  
to attend and be heard at the public  
hearing.  
Sandra E. Kennady  
City Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned.....Drusilla Roose.....who, being duly sworn, says that she is.....CLERK.....of the.....JOURNAL-GAZETTE.....DAILY.....newspaper of general circulation printed and published in the English language in the city of.....FORT WAYNE, INDIANA.....town.....in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for.....one time.....the dates of publication being as follows: 11/26/83

Subscribed and sworn to me before this 26th day of November 19 83

Notary Public

My commission expires November 29, 1985

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) – number of equivalent lines	
Head number of lines	4
Body number of lines	22
Tail number of lines	2
Total number of lines in notice	28

COMPUTATION OF CHARGES

28 lines, 1 columns wide equals 28 equivalent lines at .215¢ cents per line	\$ 6.02
Additional charge for notices containing rule or tabular work (50 per cent of above amount)	
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra	1.00
TOTAL AMOUNT OF CLAIM	\$ 7.02

DATA FOR COMPUTING COST

Width of single column 9.6 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

DateNov.261983

TitleCLERK

Drusilla Roose

Form 903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:  
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 11/26/83

Subscribed and sworn to me before this 26th day of November 1983

Notary Public

My commission expires November 29, 1985

Notice of Public Hearing  
Fort Wayne Common Council  
(Resolutions No. R-83-11-38  
and R-83-11-37)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on November 22, 1983 designating property at 1818 Research Drive, Fort Wayne, IN an Economic Revitalization Area. A description of the effected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 13, 1983, 7:30 p.m., Room 128, City-County Bldg., Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk

11-26